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USDRIP / Riverway Stakeholder Meeting Minutes

Thursday, September 17, 2009

1. Attendees:

Keith Anderson, Joe Farace, Robin Rierdan, Carl Stiehl, Matt Schneider, Mark Baker, Diana Perez, George Tockstein, Steve Halfaker, Tom Medvitz, Rick Smith, Frank Hilliker and Ed Duling.

2. Additional discussion regarding old Barnmaster property.

- Keith Anderson returned for an additional discussion of possible uses regarding the old Barnmaster property. Keith said he would still like to do a mini-storage facility in the old Barnmaster building. Keith asked what kind of support could be obtained for a Specific Plan Amendment for the mini-storage use type. Rick Smith commented that it wasn't the indoor activities in the area that was a problem with the specific plan, it was the outdoor storage use type. Rick said the indoor storage use type was not an issue to him. Rick commented that he thinks the planning group might be ok with a SPA for the mini-storage on this property given that there is no other use at this time. Tom commented that he didn't like the outdoor storage use type either. Robin said she still does not like the project and would like to see a better use for the property. Mark commented that maybe the storage outdoors on the property could be limited to under the carports.
- Greg Smith had planned to come to the meeting. Keith said Mr. Smith is still interested in doing the Veterinary Clinic on the western portion of the property. The proposal would be to remove the existing carports and build an entirely new Vet. Clinic Facility on that part of the property.
- There was some discussion with regard to the affect of the proposed project(s) on the tax increment. If the property sells for a much lower price for this development of mini-storage, the tax increment is going to be substantially less until either the property resells or the tax increment goes up over the course of years. Tom commented that the mini-storage is similar to land-banking and probably would be a temporary use until property values go up and a better use could come to the property. Keith commented that the tax increment may already be lowered as the property may have recently been reassessed. Robin commented that we are still setting a dangerous precedent if we allow this mini-storage and other property owners in the Redevelopment Area will want the same.

3. River Park Financing Agreement

- DPLU are still working with LRPC and SDRC to execute the \$800,000 trail financing agreement. Final details with regard to the disbursement schedule are being worked out. It is anticipated that the agreement will be executed before the next stakeholder's meeting.

4. State Cash Grab Delayed

- The possible grab of Redevelopment Funds has been delayed indefinitely as the bill to grab funds has failed to pass the state legislative session. This was a concern because in the last couple weeks the legislature modified the bill to not just include 06-07 increment, but also 07-08 increment, which would have meant some amount of USDRIP funds, probably in the multiple hundreds of thousands. We previously discussed that USDRIP would not have been hit with the 06-07 assessment as there was no USDRIP increment that year. However, the legislature may be called back by the governor to work on urgency bills with this bill being a possibility. Additionally, this bill is being carried over to the next legislative session, so they could still pass the bill next year.

5. Fire Station Site Plan in Process

- The Fire Station Site Plan and Grading Plan are in the review process with DPLU and DPW. The Site Plan Scoping Letter has gone out to the Fire District and the Grading Plans are now being revised. Mark Baker distributed copies of the Project Plan for the Fire Station in accordance with the Cooperation Agreement. DPLU staff will review the Plan and determine if revisions are necessary or provide the \$2.7 million acceptance of the Plan disbursement.

6. Silver Sage Affordable Housing in Process

- The Silver Sage Minor Deviation is approved for the revised patio walls. Official ground breaking of the site is actually today with some initial grading having already taken place.

7. Harold Hilliker memorial discussion

- Joe researched possibilities for a memorial for Harold Hilliker at the new Lakeside Ballfields. Joe stated that there is a process in place to name a bench, flagpole or drinking fountain, etc. in memorial after a person in accordance with Parks & Recreation policy. However, Joe mentioned that there is no specific process for naming a field or the concession stand or the park itself. Such an endeavor would need to go to senior management at the Parks Dept. to see if it can be accomplished. Therefore, Joe commented that DPLU staff's recommendation would be to work on a memorial in accordance with the policy, however we could ask Parks to approach management with the stakeholder's requests.

- Stakeholders at the meeting commented that they would still like to go for naming either the entire park for Harold or at least a ballfield. The Stakeholders asked Joe to pass along the request to Parks. Some stakeholders also commented that they would like to consider naming a street after Harold, such as Marathon Drive. There was also mention of possibly naming a trail segment within the redevelopment area after Harold.
8. The Next Meeting is scheduled for Thursday October 15, 2009. The next meeting will be back at the School District offices.